

ACTIONS TAKEN
JUNE 25, 2015
ZONING BOARD OF APPEALS
City Council Chambers

ROLL CALL: Present were Chairman Richard S. Jowdy, Michael Sibbitt, Rodney S. Moore, Joseph Hanna, Alt. Anthony Rebeiro.

Absent were Herb Krate, Alt. Rick Roos.

Staff present were Sean P. Hearty, Zoning Enforcement Officer, Secretary Patricia Lee.

OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION:

15-14 – Ridge Properties Joint Venture, LLP, 193 & 195 Long Ridge Road (J25003,J25006,J25007), Sec.4.A.4.a.(1)., to vary requirement for vehicular access to collector or arterial street; Sec.4.A.4.a.(6)., to vary requirement that Church site needs public water & sewer if in water company watershed (RA-40 & RA-80 Zone). Motion to **deny** as per Resolution of Denial by Sibbitt. Second by Hanna. Motion carried unanimously.

CONTINUATION OF PUBLIC HEARING:

#15-20 – 48 Main St. LLC, 48 Main St. (#I15325), Sec. 8.B.1.b.(4), reduce required driveway width for two-way travel from 24 ft. to 20 ft. for medical office building.(C-CBD Zone), pending comments from Traffic Engineer and Fire Marshal. Motion to **approve with stipulations** by Rebeiro. Second by Hanna. Motion carried unanimously.

NEW BUSINESS:

15-23 – Shirley Ann Coakley, 84 Forty Acre Mountain Rd. (K02022), Sec.4.A.3., to reduce min. req'd. rear yard setback from 35 ft. to 0.5 ft. to roof overhang for replacement SF residence (RA-20 Zone). Motion to **approve** by Hanna. Second by Rebeiro. Motion carried unanimously.

15-24 – Adao J. Nogueira, 122 Forty Acre Mountain Rd. (K02086), Secs. 3.I.1.b. & 4.A.3., reduce side yard setback from 40 ft. to 25.3 ft. and increase permitted projection of uncovered deck into side yard from 10 ft. to 14.7 ft. (RA-80 Zone). Motion to **approve** by Moore. Second by Hanna. Motion carried unanimously.

ACCEPTANCE OF MINUTES: NA

NOTE: The next regular meeting is scheduled for July 23, 2015.

ADJOURNMENT: Motion to adjourn by Hanna. Second by Rebeiro. Motion carried unanimously at 8:30 pm.

Richard S. Jowdy, Chairman